

WORCESTER TOWNSHIP
PLANNING COMMISSION WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, July 12, 2012 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:30 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Doug Rotondo	Secretary
Chris David	Member
Anthony R. Sherr	Member
Tiffany M. Loomis	Township Zoning Officer
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

GUESTS: Mr. Ciro Tornambe, Skippack Pike Resident

1. CEDARS VILLAGE OVERLAY DISTRICT ORDINANCE AMENDMENT

As requested by the BOS in their June 25, 2012 memorandum, the Planning Commission reviewed the revisions to the draft Cedars Village Overlay Ordinance as presented by Mr. David Markel. Primary discussion focused on the appropriate number of sub-districts within the overlay district, outdoor dining regulations, conditional uses, maximum building coverage and appropriate impervious coverage, maximum building height, and the sizing of the additional building and impervious coverage to be allowed with the use of TDRs. Revisions will be captured in a draft for final revision at the next meeting.

2. HISTORIC ORDINANCE AMENDMENT

Review and discussions continued on the finalization of the draft historic ordinance. As requested by the Planning Commission, Matt Schelly presented a map of properties with structures estimated to have been built prior to 1940, displayed in 5-year increments to better show periods of construction. Approximately 310 properties in Worcester are shown on this draft map of properties to be considered historic for purposes of the new overlay ordinance. Issues of concern discussed included inclusion of rationale to support the pre-1940 cut-off, viewing other municipal definitions of demolition to clarify how much of the structure can be modified without permit, clarifying impervious coverage requirements for the proposed conditional uses, and whether to introduce the overlay as part of zoning or as new section in Code. Ms. Loomis will incorporate all revisions made to date and re-distribute the revised ordinance to all members prior to the next meeting.

3. PLANNING COMMISSION AGENDA FOR JULY 26, 2012 MEETING:

- Our Farm Sketch Plan Review
- Cedars Village Overlay District
- Meeting Minutes
- Next Planning Commission Agenda

4. **JOINT MEETING AGENDA WITH BOARD OF SUPERVISORS FOR AUGUST 6, 2012:**
 - Cedars Village Overlay District
 - Status of Historic Ordinance Revisions

5. **APPROVAL OF MEETING MINUTES:**

A motion by Ms. Pat Quigley and seconded by Ms. Chris David for the approval of the minutes for the meeting held on May 10th, 2012, was passed unanimously.

6. **PUBLIC COMMENT**

Mr. Ciro Tornambe, a Skippack Pike resident, questioned the status of any new roadways which might be introduced within the Cedars Village district and whether they would be considered public roads or privately controlled. He asked the WPC to consider the issue of driveway access by other landowners to any proposed new internal roadways within the Cedars Village.

7. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 9:15 P.M.

WORCESTER TOWNSHIP
PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
Thursday, July 26, 2012 7:30 P.M.

CALL TO ORDER

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:33 P.M.

ATTENDANCE

PRESENT:

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Chris David	Member
Anthony R. Sherr	Member
Tiffany M. Loomis	Township Zoning Officer
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

ABSENT:

Doug Rotondo	Secretary
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GUESTS:

Mr. John Kennedy: Representative for Our Farm Subdivision
Mr. Michael Gambone: Owner of Our Farm Subdivision
Mr. Chuck Caikoski: Cedars Country Store Representative
Mr. Ciro Tornambe: Skippack Pike Resident
Mr. Vincent Pupillo: Skippack Pike Resident
Mr. Richard Mast, P.E.: Representative for Mr. Vincent Pupillo

1. **OUR FARM SUBDIVISION – 42 LOT PROPOSED SKETCH PLAN SUBMISSION LOCATED @ 1600 POTSHOP RD:**

Mr. John Kennedy presented the 42 Lot proposed subdivision to the Planning Commission regarding their latest revised sketch plan submission.

Discussion and questions ensued.

2. **CEDARS VILLAGE OVERLAY DISTRICT ORDINANCE AMENDMENT:**

Tabled due to power failure at meeting location and continued to August 2, 2012 meeting.

3. **PLANNING COMMISSION AGENDA FOR AUGUST 2, 2012 MEETING:**

- Cedars Village Overlay District
- Meeting Minutes
- Next Planning Commission Agenda

4. **APPROVAL OF MEETING MINUTES:**

Tabled due to power failure at meeting location.

5. **PUBLIC COMMENT:**

Tabled due to power failure at meeting location.

6. **ADJOURNMENT:**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 7:51 P.M.